

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

PAULDING CAROL R /Wintergreen Solariums

**Located at**

21 QUIET LN

**PERMIT ID:** 2012-46525    **ISSUE DATE:** 04/09/2013    **CBL:** 388A A053001

has permission to **Enclosing existing deck - 12' x 14'**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink, appearing to be "A. J. ...", written over a horizontal line.

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2012-46525

**Located at:** 21 QUIET LN

**CBL:** 388A A053001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**


The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-07-4580-ALTR	Date Applied: 7/31/2012	CBL: 388A- A-053-001	
Location of Construction: 21 QUIET LN	Owner Name: CAROL & STEVE PAULDING	Owner Address: 21 QUIET LANE PORTLAND, MAINE 04103	Phone:
Business Name:	Contractor Name: Wintergreen Solariums- Don Druden	Contractor Address: 470 RIVERSIDE ST PORTLAND MAINE 04101	Phone: (207) 797-3778
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling to enclose an existing deck to create a three season addition 14/2012	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB TRCO9
Proposed Project Description: Enclosing existing deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: 4/9/13 OK w/condition APR</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

Extend 7/31/12

R-2

83

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

# 2012-07-4580-ALTR

Location/Address of Construction: <u>21 QUIET LN, PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>168 SQ/FT</u>	Square Footage of Lot <u>11,989</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>388A</u> Block# <u>A053</u> Lot# <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>STEVE &amp; BETSY PAULDING</u> Address <u>21 QUIET LN</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>3288</u> <u>878-3288</u>
Lessee/DBA  <b>RECEIVED</b> <b>JUL 31 2012</b> <i>Dept. of Building Inspections City of Portland Maine</i>	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: <u>\$30,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>300</u>
Current legal use (i.e. single family) <u>SINGLE</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ENCLOSING EXISTING DECK</u>		
Contractor's name: <u>WINTERGREEN SOLARIUMS</u> Email: _____ Address: <u>470 RIVERSIDE ST.</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>207-797-3778</u> Who should we contact when the permit is ready: <u>DON GRUDEN</u> Telephone: _____ Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Stephen B. Paulding Date: 7/30/12

This is not a permit; you may not commence ANY work until the permit is issued

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2012-46525	<b>Date Applied For:</b> 07/31/2012	<b>CBL:</b> 388A A053001
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<b>Location of Construction:</b> 21 QUIET LN	<b>Owner Name:</b> PAULDING CAROL R	<b>Owner Address:</b> 21 QUIET LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wintergreen Solariums	<b>Contractor Address:</b> 470 Riverside St. Portland	<b>Phone</b> (207) 797-3778
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single family home	<b>Proposed Project Description:</b> Enclosing existing deck - 12' x 14'
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/09/2013  
**Note:** **Ok to Issue:**

1) Deck was built in "no cut" zone. Consent Agreement was signed between the property owner and the City on March 5, 2013 allowing the deck to remain and be maintained.or replaced within the existing footprint.

**Dept:** Building      **Status:** In Review      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**CBL:** 388A A0530      **Permit ID:** 2012-46525

**Additional Comments:**

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**3/25/2013-AMACHADO/Zoning:**

Marge had sent a letter on August 7, 2012 saying the deck was not permitted. The Pauldings applied for a practical difficulty variance on September 7, 2012. They then put the variance appeal on hold and pursued buying land from the Portland Water District so the deck would meet the setback. A 10' strip of land was purchased so the setback is being met. There was also an issue with the fact that the deck was built in the no-cut buffer area of the subdivision. On March 5, 2013, the City and Carol Paulding signed a consent agreement and an easement deed which allows the existing deck and shed to remain in the no-cut zone. I spoke to Steve Paulding today and Wintergreen Solariums will be coming in with revised plans to enclose the deck.

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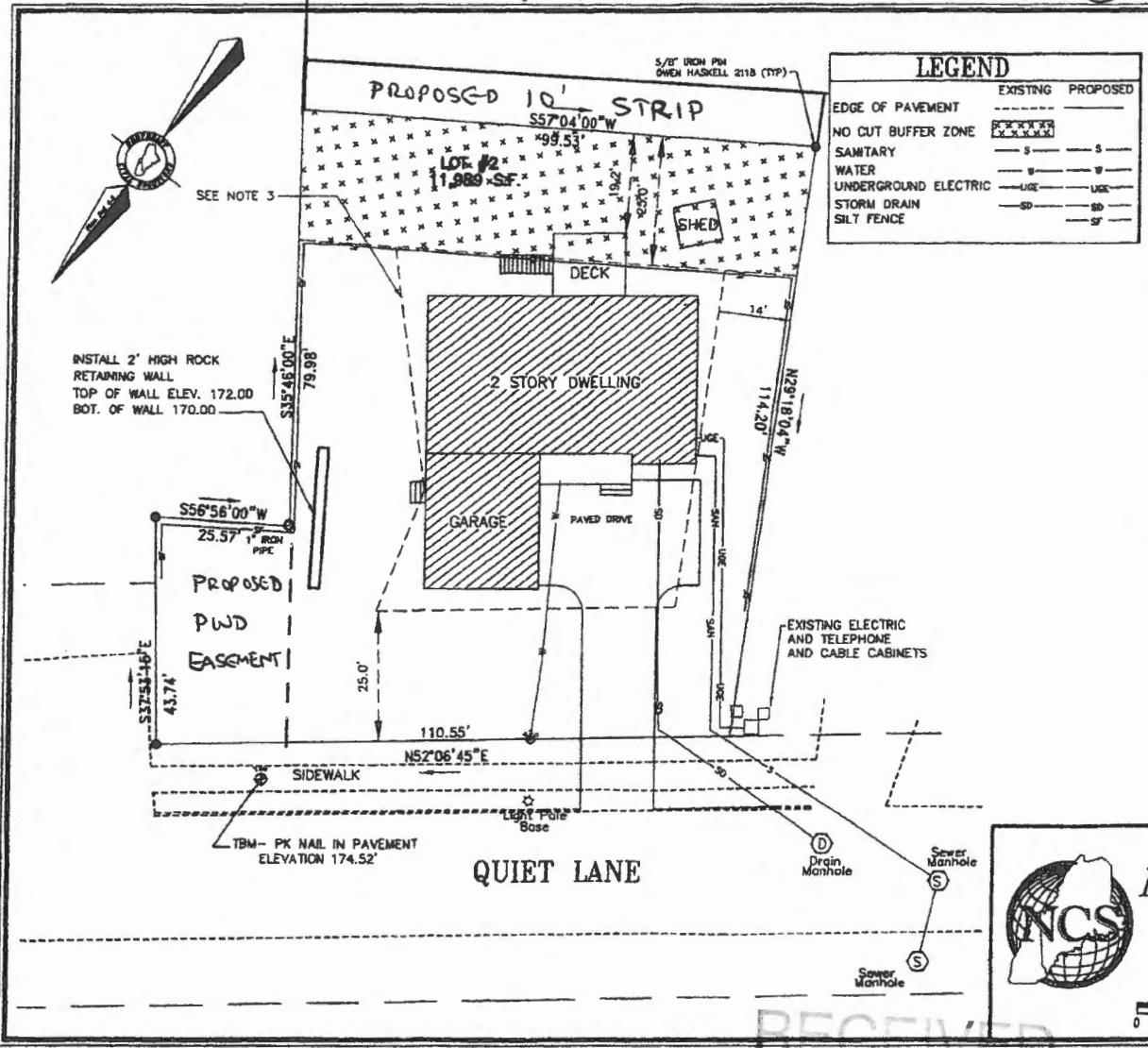
**4/9/2013-AMACHADO/Zoning:**

Don Gruden came in on 4/5/13 to state that there are no changes to the original plans submitted and asked that the permit be moved forward.

R-2 12/19/11  
 Lot size 11,989  
 front N/A  
 rear 25' - 29' given OK  
 side - 12' - OK

lot coverage 29% = 2597.6  
 = 2347.8  
 = 2448  
 shed - 48  
 2496 OK

PWD  
 LAND



**LEGEND**

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
NO CUT BUFFER ZONE	X X X X X	X X X X X
SANITARY	S	S
WATER	W	W
UNDERGROUND ELECTRIC	URE	URE
STORM DRAIN	SD	SD
SILT FENCE	---	---

- NOTES**
- BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
  - DATUM:  
 HORIZONTAL - BASED UPON PLAN REFERENCED IN NOTE 4.A BELOW.  
 VERTICAL - BASED UPON BOMMET BOLT OF HYDRANT AT THE CORNER OF ABBEY LANE AND CURTIS ROAD, CITY DATUM ELEVATION 139.45'
  - THE SET BACK AS SHOWN ON THE EAST SIDE OF THE PROPERTY IS BASED UPON A 25' SETBACK FROM WETLANDS. LOCATION HAS BEEN DIGITIZED FROM PLAN REFERENCED IN NOTE 4.A BELOW.
  - PLAN REFERENCES:  
 A. PLAN ENTITLED "SUBDIVISION PLAN HIDDEN ACRES SUMMIT STREET, PORTLAND, MAINE" DATED 4/13/00.
  - NO STANDING TREES, TIMBER OR UNDERGROWTH SHALL BE REMOVED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  - CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

**AS-BUILT SITE PLAN OF LAND  
 IN  
 PORTLAND  
 MAINE**

SCALE: 1" = 20'  
 PREPARED FOR: STEVE PAULDING  
 21 QUIET LANE  
 PORTLAND, MAINE 04103

DATE: AUGUST 14, 2012

JOB NUMBER: 22323      ACAD FILE: 22323

SURVEYING ENGINEERING LAND PLANNING

**Northeast Civil Solutions**  
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000      fax 207.883.1001      e-mail ncs@maine.rr.com  
 800.882.2227

0 20 40 60

RECEIVED

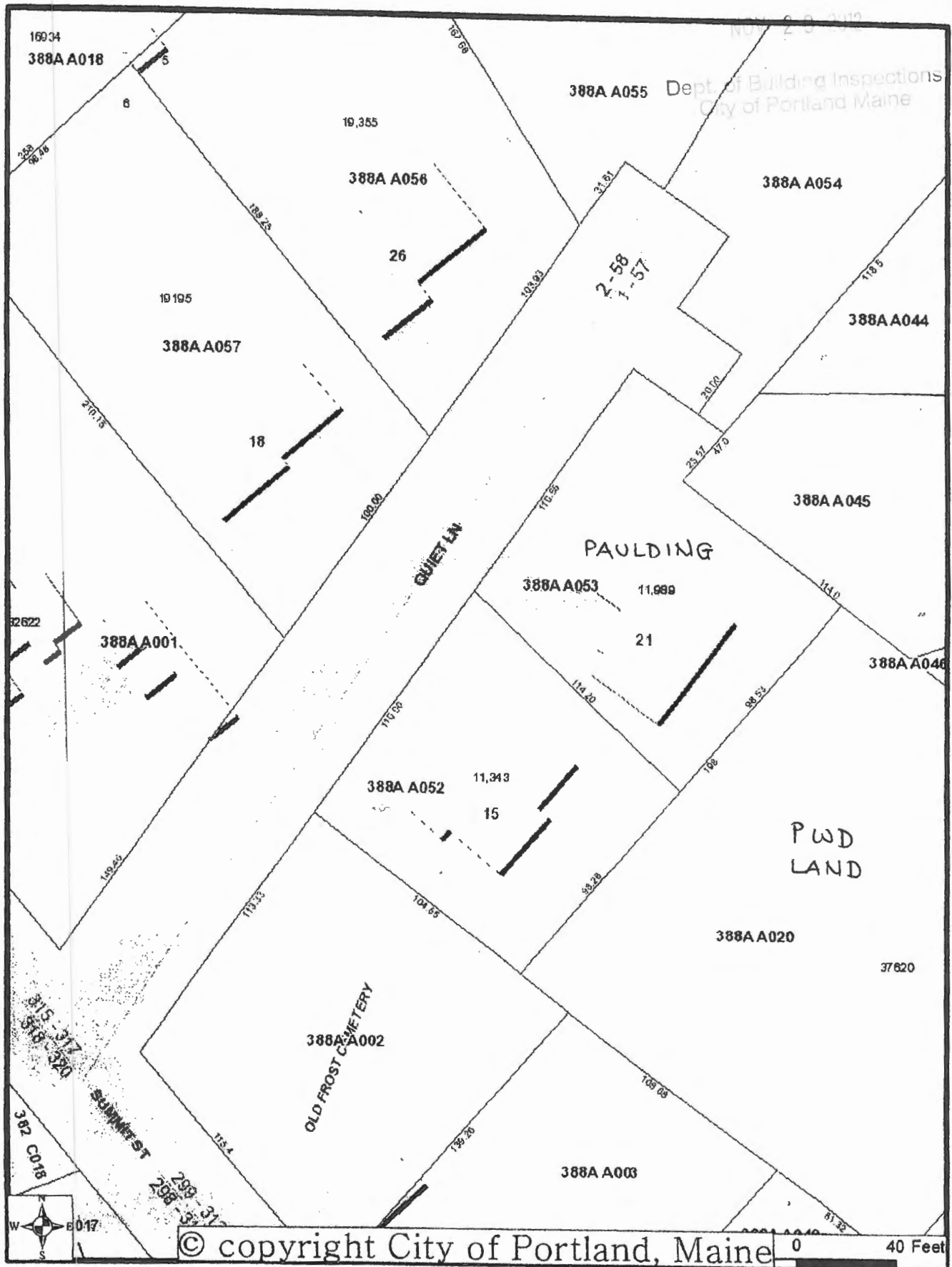
NOV 29 2012

Dept. of Building Inspections  
 City of Portland Maine

RECEIVED

NOV 23 2012

Dept. of Building Inspections  
City of Portland, Maine



© copyright City of Portland, Maine

0 40 Feet



## CONSENT AGREEMENT

This document (hereinafter the "Agreement") made as of this 5<sup>th</sup> day of March 2013, constitutes an agreement by and between the City of Portland, a political division of the State of Maine (hereinafter the "City"), and Carol R. Paulding (hereinafter "Paulding"), whose mailing address is 21 Quiet Lane, Portland, Maine, concerning her property located at 21 Quiet Lane (hereinafter the "Property").

Both Paulding and the City agree as follows:

- (i) Paulding is a resident of the City of Portland, and currently resides on the Property.
- (ii) Land Use Violations. The City has notified Paulding that the Property is in violation of its Land Use Code (hereinafter the "Code") as a result of the cutting trees and brush in a designated "no cut" area at the rear of the Property within the Hidden Acres Subdivision approved by the Planning Board on November 23, 1999, and recorded at the Registry of Deeds on May 10, 2000 at Book 15566, Page 270, which shows a no-cut buffer area and areas delineated as wetlands. (See notice attached hereto as exhibit A). The City has also notified Paulding that the location of the deck and stairs at the rear of the house located on the Property is less than the required setback (contained in the Code) from the adjacent land of the Portland Water District (hereinafter "PWD"). (See exhibit A).
- (iii) Admission of Violations. Paulding admits that the claimed violations exist on the Property.
- (iv) Agreed Administrative Settlement and Remedy. Whereas, in consideration for the release by the City of the causes of action which the City has against Paulding resulting from the violations enumerated in this Agreement, and due to the fact that the violations are not due to any act or omission of Paulding, Paulding hereby agrees to correct the aforementioned violations as follows:
  - (a) Paulding shall acquire a ten-foot (10') wide strip at the rear of the Property from PWD on or before April 1, 2013, which the parties have agreed is sufficient to cure the setback violation; and
  - (b) Paulding has agreed to place the same "no-cut" restriction on the property acquired from PWD as the area where her shed is currently located (as shown in attached exhibit B). The City hereby agrees to allow Paulding's aforementioned shed to remain in its present location (as shown in attached exhibit B).

[Signatures to Follow on Next Page]

CAROL R. PAULDING

Dated: 2/27/13

Carol R Paulding

CITY OF PORTLAND

Dated: 3/5/2013

[Signature]  
Its Corporation Counsel

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Feb  
March 27, 2013

Personally appeared the above-named Carol R. Paulding and made oath that she fully understand the terms of the foregoing Agreement and that said Agreement was signed by her of her own volition.

Before me,

Kathy L. Larsen  
Notary Public/Attorney-at-Law

KATHY L. LARSEN  
Notary Public, Maine  
My Commission Expires June 13, 2017



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

## MEMORANDUM

**TO:** Marge Schmuckal, Zoning Administrator

**FROM:** Barbara Barhydt, Development Review Services Manager

**DATE:** September 25, 2012

**SUBJECT:** 21 Quiet Lane

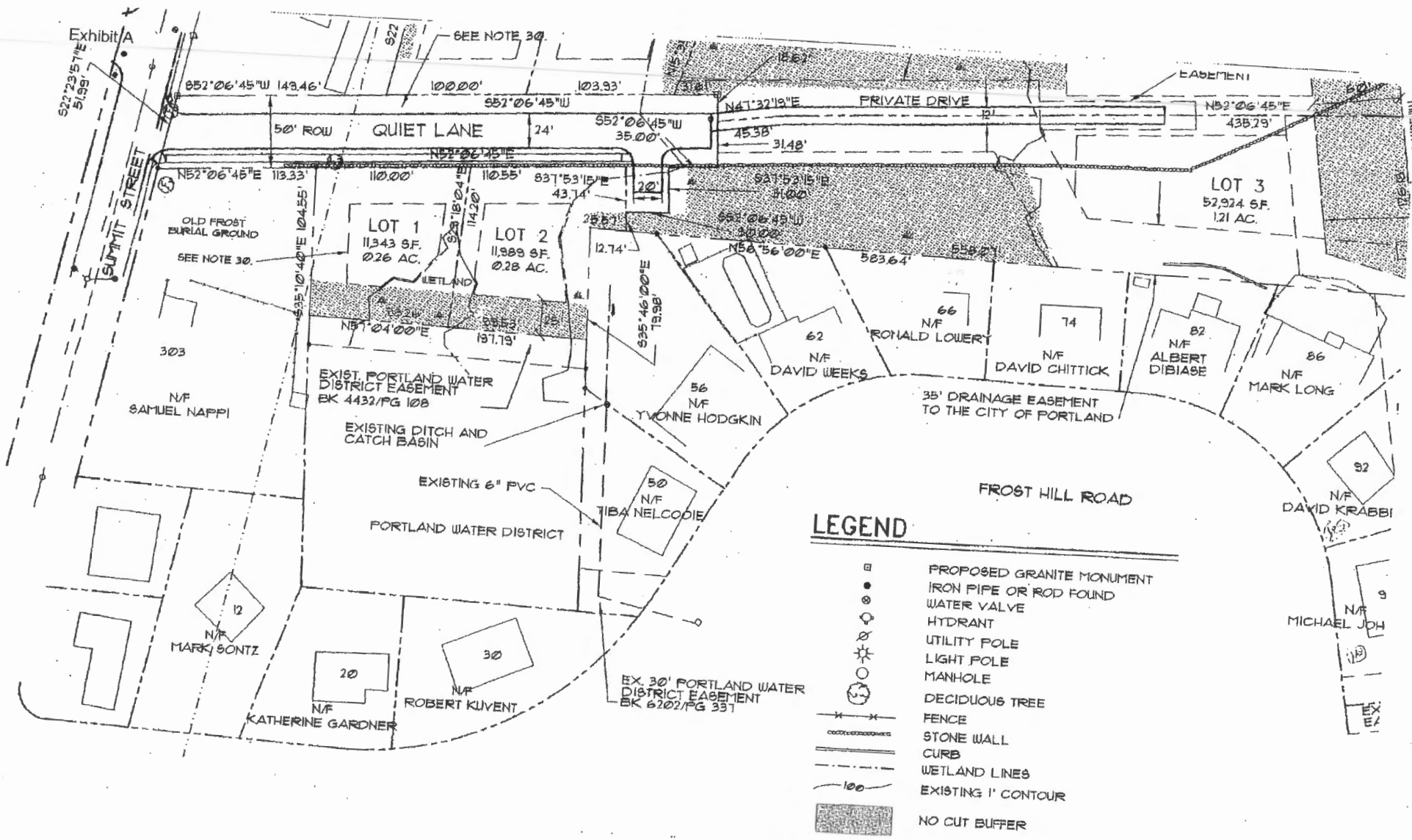
The Hidden Acres Subdivision, which includes Quiet Lane, was approved by the Planning Board on November 23, 1999. The subdivision plat was recorded at the Registry of Deeds on May 10, 2000. The subdivision plat shows a no-cut buffer area and there are areas delineated with the no-cut buffer that are also identified as wetlands. Note #31 on the subdivision plat states the following:

No standing trees, timber or undergrowth shall be removed in the no-cut buffers as shown on the plans, except in the event any such tree or timber presents a dangerous or unsafe condition.

Under the subdivision standard for scenic and natural beauty, the Planning Board report states that the no cut buffers are shown "...to indicate the limit of disturbance during construction. Some of these no cut areas have been revised since the Planning Board's workshop on this item to reflect areas which will be re-graded [sic] as needed for management of stormwater. "

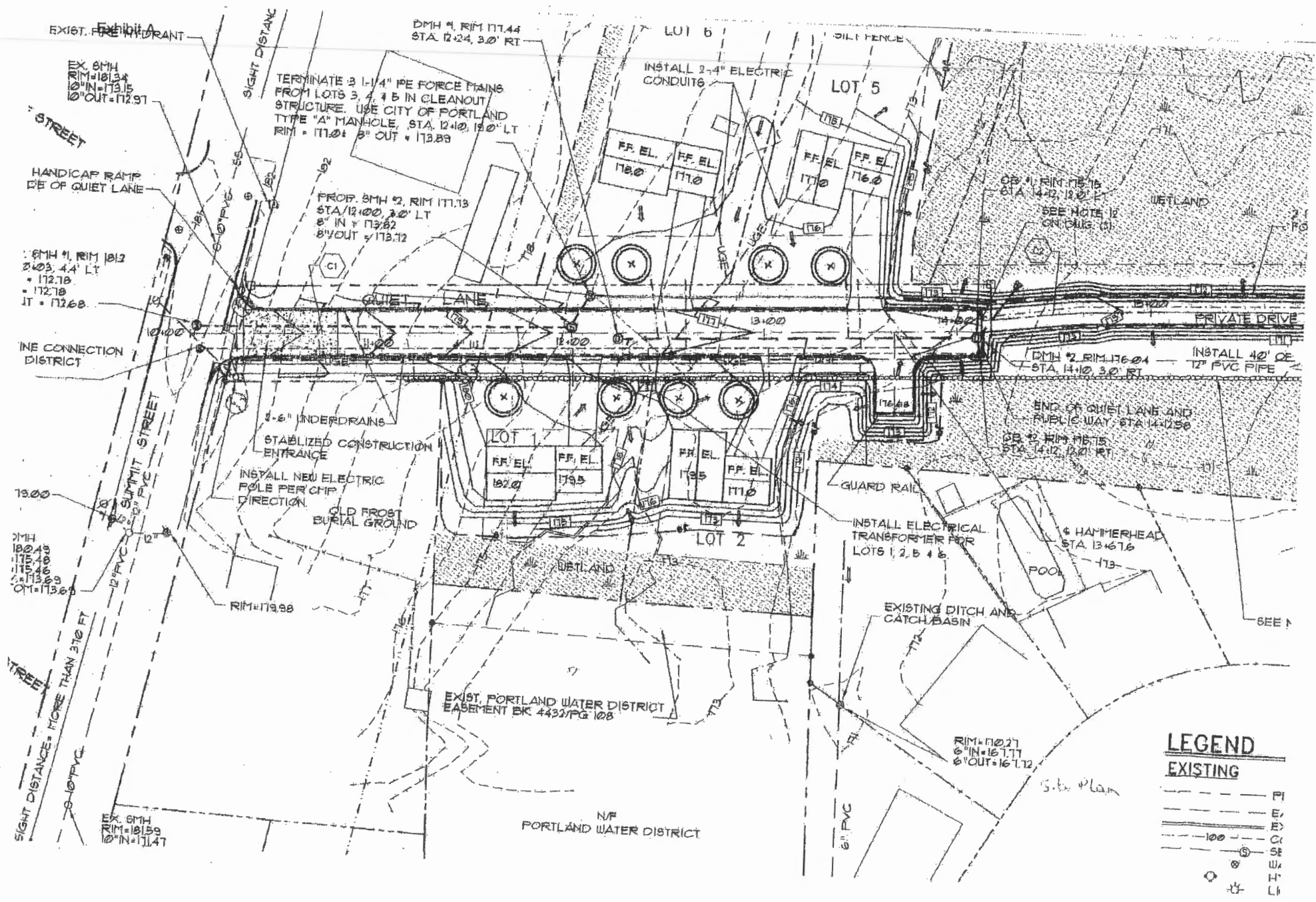
Excerpts of the subdivision plan and the site plan are attached, which include Lot #2 (21 Quiet Lane). The wetland extends along the two side property boundaries, but is not shown within the no-cut area along the rear line. The grading of the site was to occur outside of the no-cut buffer and drainage easements are shown in other areas of the subdivision, but are not shown on this lot.

Based upon a review of the file, it appears that the property owner will need to seek an amendment to the subdivision plat from the Planning Board for the deck that extends into the no cut area; however it appears that the deck does not impact a wetland. The existing survey for 21 Quiet Lane shows a shed located in the no-cut area, which should be relocated out of the no-cut buffer.



ING REQUIREMENTS

SUBDIVISION PLAN, APPROV  
CITY OF PORTLAND PLANNING



**LEGEND**

**EXISTING**

---	FI
---	FE
---	CE
---	SE
---	SI
---	HI
---	LI

EXIST. 8" MANHOLE  
RIM = 118.34  
8" IN x 8" OUT = 117.97

DMH #1 RIM 117.44  
STA. 12+24.30' RT

TERMINATE 3 1-1/4" PE FORCE MAINS  
FROM LOTS 3, 4, & 5 IN CLEANOUT  
STRUCTURE. USE CITY OF PORTLAND  
TYPE "A" MANHOLE, STA. 12+10.150' LT  
RIM = 117.04; 8" OUT = 113.89

PROP. 8" MANHOLE #2, RIM 117.13  
STA. 12+00.30' LT  
8" IN x 8" OUT = 113.82  
8" VOUT = 113.72

CE #1 RIM 115.16  
STA. 14+12.120' RT  
SEE NOTE 12  
ON DRUG (3)

DMH #2 RIM 116.04  
STA. 14+10.30' RT  
INSTALL 40' OF  
12" PVC PIPE

END OF QUIET LANE AND  
PUBLIC WAY STA. 14+12.50  
CE #2 RIM 115.15  
STA. 14+12.120' RT

EXIST. PORTLAND WATER DISTRICT  
EASEMENT BK 4433/PG 108

N/P  
PORTLAND WATER DISTRICT

S.B. Plan

Exhibit B

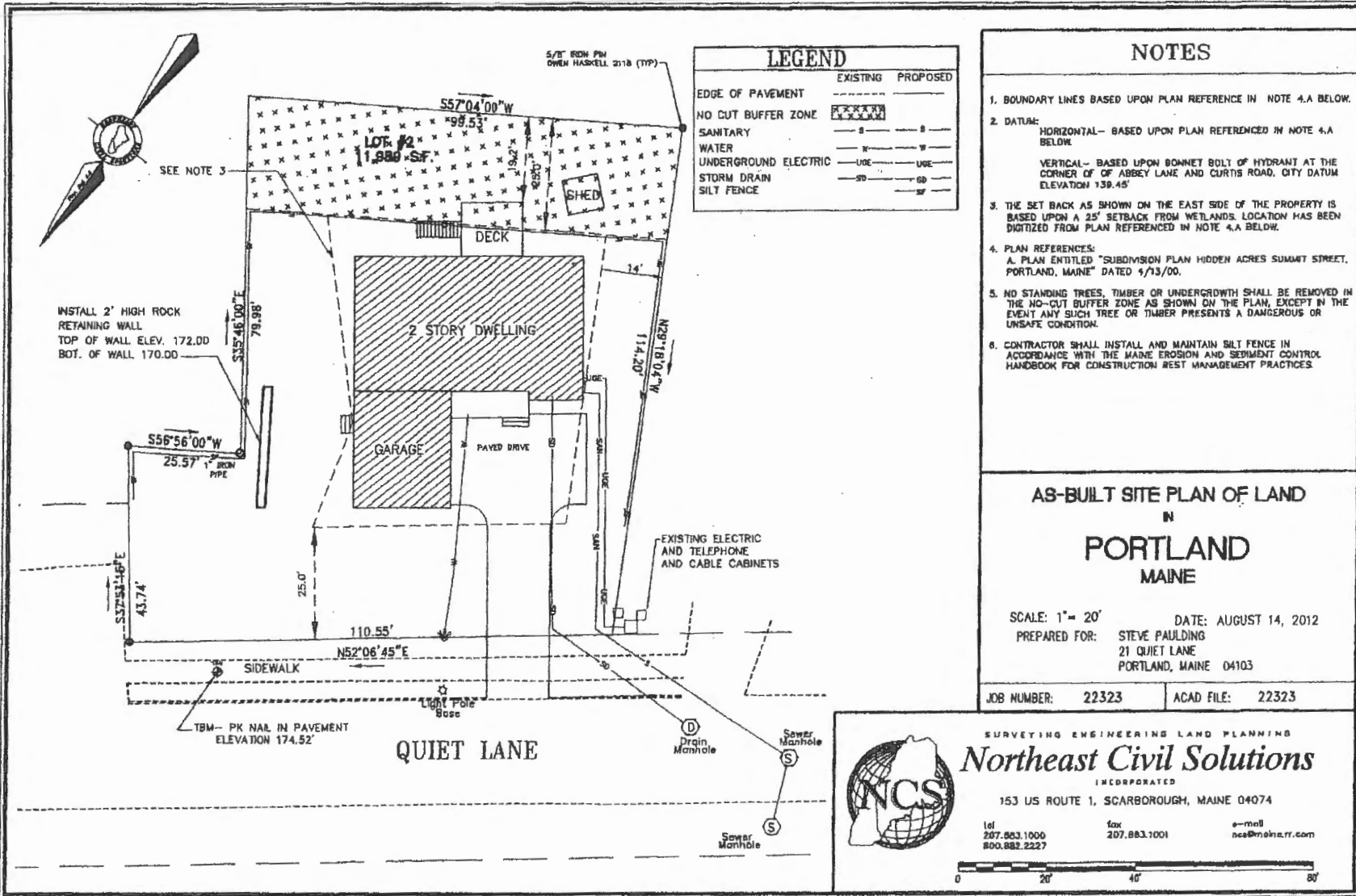


Exhibit C

EASEMENT DEED

Carol R. Paulding, whose mailing address is 21 Quiet Lane, Portland Maine 04103 for One Dollar and valuable consideration, including the covenants set forth herein, grants to the City of Portland whose mailing address is 389 Congress Street, Portland the perpetual right to enforce the restrictions on the cutting of vegetation, trees and brush (previously applicable to her property at 21 Quiet Lane by the Hidden Acres Subdivision (approved by the Portland Planning Board on November 23, 1999, and recorded at the Registry of Deeds on May 10, 2000 at Book 15566, Page 270) within the entire property acquired by Carol R. Paulding from the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 30441, Page 185.

By Acceptance of this deed, the Grantee, its successors and assigns waives all right to enforce the said "no-cut" restriction with respect to any cutting done prior to January 1, 2013, or to require the removal or relocation of the shed and any portion of the deck encroaching upon the "no-cut" area as of that date. It is further understood and agreed that the Grantor, her heirs and assigns shall have the perpetual right to maintain, repair, or replace (with no further intrusion into said "no cut" area) said deck and shed at said locations.

The covenants and conditions herein contained shall be deemed to be real covenants running with the land and benefiting and burdening the land of the Grantor.

In witness whereof Carol R. Paulding has set her hand and seal this 1 day of March 2013.

Carol R. Paulding

Carol R. Paulding

, 2013

Personally appeared the above named Carol R. Paulding and acknowledged that the foregoing was her free act and deed.

Kathy L. Lawson

Exhibit C

Notary Public/Attorney at Law

Printed Name: *Kathy L. Larsen*

**KATHY L. LARSEN**  
Notary Public, Maine  
My Commission Expires June 13, 2017

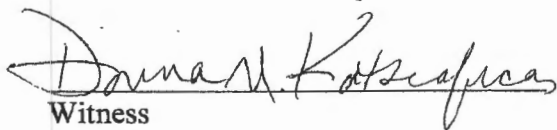


**QUIT-CLAIM DEED WITH COVENANTS**

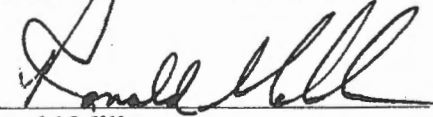
**KNOW ALL PERSONS BY THESE PRESENTS**, that the **PORTLAND WATER DISTRICT**, a quasi- municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 225 Douglass Street, Portland, Maine 04104-3553 ("Grantor") in consideration of one dollar (\$1.00) and other valuable consideration paid by **CAROL R. PAULDING**, with a mailing address of 21 Quiet Lane, Portland, Maine 04103 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim with quitclaim covenants, to the said Carol R. Paulding, her heirs and assigns, a certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine and described in Schedule A, attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Portland Water District has hereunto caused this instrument to be signed by Ronald Miller, it's duly authorized General Manager, this 5th day of March, 2013.

MAINE REAL ESTATE TAX PAID

  
Witness

PORTLAND WATER DISTRICT

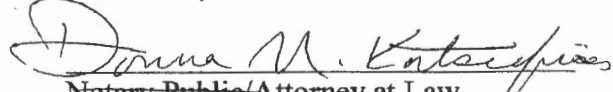
By:   
Ronald Miller  
General Manager

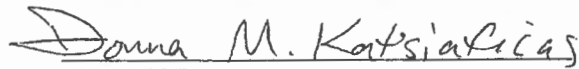
STATE OF MAINE  
CUMBERLAND, ss.

March 5, 2013

Personally appeared the above-named Ronald Miller in his capacity as the General Manager of the Portland Water District, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Portland Water District.

Before me,

  
Notary Public/Attorney at Law

  
Printed Name

### SCHEDULE A

A certain lot or parcel of land situated on the southerly of Quiet Lane in said Portland and bounded and described as follows,

Beginning at an iron pin on the dividing line between land of the Grantor and the Grantee, said pin marking the southwest corner of land conveyed to the Grantee by deed of Chase Custom Homes and Financing, Inc. dated February 28, 2002 and recorded at the Cumberland County Registry of Deeds in Book 17378, Page 222;

Thence N 57-04'-00" E along said dividing line 99.53 feet to the northerly corner of land of the Grantor;

Thence S 35-46'-00" E along the dividing line between land of the grantor and land now or formerly of 10.01 feet to a point;

Thence S 57-04'-00" W parallel to and 10.00 feet distant from the first described course 100.66 feet to a point;

Thence N 29-18'-04" W 10.02 feet to the point of beginning.

Being a portion of the premises conveyed to the Grantor by deed of the Robert S. Gass and Harriet C. Gass dated June 1, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4432, Page 108.

It is a condition of this conveyance that no permanent structures, other than fencing, may be erected on said parcel as restricted in the above described deed.

Received  
Recorded Register of Deeds  
Mar 05, 2013 11:17:38A  
Cumberland County  
Pamela E. Lovley



Portland, Maine  
*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

August 7, 2012

Steve & Betsy Paulding  
21 Quiet Lane  
Portland, ME 04103

RE: 21 Quiet Lane – 388A-A-053 – R-2 Zone - permit application #2012-07-4580

Dear Mr. and Mrs. Paulding,

I am in receipt of a permit application to enclose an existing deck as applied for by Wintergreen Solariums. I have the original approved site plan from 2001 which is on file, showing the original house and setbacks including a no cut buffer zone.

First of all, I find no permit on file for the original deck. Such an addition does require a building permit. Apparently the deck was erected without the required review and permit. Based upon the original approved survey site plan, I believe the added deck is located in the required rear setback and within the no cut buffer zone as depicted on the approved site plan (enclosed). The R-2 zone in which this property is located requires a minimum 25 foot rear setback under section 14-80(d)(2).

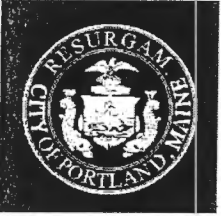
Your application request is not issuable at this time. If you have any further information to submit verifying a deck permit and meeting the required setbacks, please submit such information as soon as possible.

If I do not receive any further information within the next 30 days from the date of this letter, your permit will be denied. Your unpermitted deck may need to be removed at that time as a follow up letter directs. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Wintergreen Solariums, 470 Riverside Street, Portland, ME 04103



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

September 26, 2012

Carol & Stephen Paulding  
21 Quiet Lane  
Portland, ME 04103

RE: 21 Quiet Lane – 388A-A-053 – R3 residential zone – illegal shed

Dear Mr. & Ms. Paulding,

This letter is a follow up to the telephone conversation that I had with Carol on September 24, 2012. In reviewing the Practical Difficulty Appeal application to allow a reduction in the rear setback for the existing deck, I discovered that there is also an existing shed within the “No-Cut Buffer Zone” of the property that was built without a permit. Since no permit was applied for, the existing shed is illegal. Also the approved Subdivision Plan for Hidden Acres which your property is part of, does not allow anything to be built in the “No-Cut Buffer Zone”.

You have thirty days from the date of this letter to apply for a building permit for the shed, relocating it outside of the “No-Cut Buffer Zone”. Please feel free to call me if you have any questions.

Sincerely,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Cc. file

7/23/12



## Product Summary

(Lewis Whitaker)

<b>Job No:</b>	BL-13	<b>Create Date:</b> 07/18/2012
<b>CB P.O. No:</b>	Paulding-117040-1	<b>Approval Date:</b>
<b>Homeowner:</b>	Steve Paulding	<b>Requested Date:</b>
	21 Quite In.	
	Portland, ME 04103	

### Job Line #1

#### ----- GENERAL PRODUCT CRITERIA -----

Entered by: Lewis Whitaker  
 Room Type: White Patio Room (Aluminum)  
 Room Style: Studio  
 Compliance Type: 2003 IRC Standards  
 Rated for Snow Load: 50 psf  
 Rated for Wind Load: 90 mph  
 Wind Load Exposure Rating: Exposure B

#### ----- ENCLOSURE CRITERIA -----

Glass Type: 5/8" Insulated Clear Low-E Argon Tempered  
 Corner Height: Standard (81" +/-)  
 Wing H Only  
 Height to Grade: "

#### ----- A Wall -----

Length of A Wall: 144 in.  
 A Wall Floor Channel size: 1"  
 Deck/pad is FAIR from Housewall to AB Cornerpost  
 Wing Fill Type: 3 in Foam panel  
 H-Channel DOES NOT extend to roof panel in Wing  
 A Wall Fill type at house wall: Std Panel Fill  
 There are 2 units on A Wall:  
 Unit A: 78 3/8 In No Transom Window, Betterview Kneewall - 69" Wide  
 Unit B: 78 3/8 In No Transom Window, Betterview Kneewall - 63" Wide

#### ----- B Wall -----

Length of B Wall: 168 in.  
 B Wall Floor Channel size: 1"  
 Deck/Pad is FAIR from AB Cornerpost to BC Cornerpost  
 B Wall Fill type at AB Corner Post: Std Fill  
 B Wall Fill type at BC Corner Post: Std Fill  
 There are 3 units on B Wall:  
 Unit C: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide  
 Unit D: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide  
 Unit E: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide

#### ----- C Wall -----

Length of C Wall: 144 in.

C Wall Floor Channel size: 1"

Deck/Pad is FAIR from BC Cornerpost to Housewall

Wing Fill Type: 3 in Foam panel

H-Channel DOES NOT extend to roof panel in Wing

C Wall Fill type at house wall: Std Panel Fill

There are 2 units on C Wall:

Unit F: 78 3/8 in No Transom Window, Betterview Kneewall - 63" Wide

Unit G: 78 3/8 in No Transom Door - 69" Wide

----- **ROOF** -----

Mount Height: 105 in.

Roof Pitch: 2:12

Panel Type: Foam Panels, 4 1/2 in. Thick, White on White

Panel Connectors: Roof H's

NOTE: This roof will require 90 mph fasteners

Room is not to be shingled

Gutters installed on Studio

6" Overhang on A & C Wall

6" Overhang on Studio



*View directly behind deck.*

